026.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	978,200 / 978,200
					USE VALUE:	978,200 / 978,200
					ASSESSED:	978,200 / 978,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71	-73	WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARINO MATTHEW F
Owner 2:	
Owner 3:	
Street 1:	PO BOX 62
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	MASUBUCHI KOICHI & FUMIKO -
Owner 2:	TRS/MASUBUCHI FAMILY TRUST -
Street 1:	34 HAMILTON RD #205
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2168 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	522,200		456,000	978,200
Total Card	0.115	522,200		456,000	978,200
Total Parcel	0.115	522,200		456,000	978,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.20 | /Parcel: 451.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 17877
GIS Ref:
GIS Ref:
Insp Date: 07/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	522,100	0	5,000.	456,000	978,100	978,100	Year End Roll	12/18/2019
2019	104	FV	391,800	0	5,000.	484,500	876,300	876,300	Year End Roll	1/3/2019
2018	104	FV	391,800	0	5,000.	353,400	745,200	745,200	Year End Roll	12/20/2017
2017	104	FV	368,800	0	5,000.	307,800	676,600	676,600	Year End Roll	1/3/2017
2016	104	FV	368,800	0	5,000.	262,200	631,000	631,000	Year End	1/4/2016
2015	104	FV	331,100	0	5,000.	256,500	587,600	587,600	Year End Roll	12/11/2014
2014	104	FV	331,100	0	5,000.	210,900	542,000	542,000	Year End Roll	12/16/2013
2013	104	FV	343,600	0	5,000.	200,600	544,200	544,200		12/13/2012

!2176!

PRINT

Date	Time
12/10/20	17:39:08

LAST REV

Date	Time
08/07/17	10:14:51

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2176

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASUBUCHI KOICH	34948-202		3/1/2002	Change>Sale	420,000	No	No		
MASUBUCHI KOICH	33704-152		9/25/2001	Family	1	No	No		
	13591-578		11/1/1978		74,000	No	No		Y

USER DEFINED

Prior Id # 1:	17877
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2007	1027	Siding	10,000			G9	GR FY09	rebuild existing r
5/22/2006	397	Manual	6,000					rebuild 1st fl of
3/7/2002	130	Redo Kit	10,000	C				REMODEL TWO KITCHE

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	Measured	HS	Hanne S
5/12/2009	Info At Door	189	PATRIOT
12/3/1999	Inspected	264	PATRIOT
11/29/1999	Missed Appt.	267	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	256	PATRIOT
8/10/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13431728
Const Adj.:	1.01949608
Adj $ / SQ:	196.593
Other Features:	142500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	641533
Depreciation:	119325
Depreciated Total:	522208

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

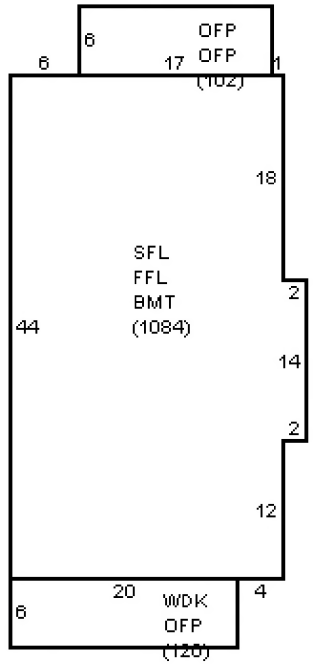
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	196.59
Special Features:	0	Val/Su Net:	141.29
Final Total:	522200	Val/Su SzAd	240.87

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,084	58.980	63,932
FFL	First Floor	1,084	196.590	213,107
SFL	Second Floor	1,084	196.590	213,107
OFP	Open Porch	324	22.010	7,132
WDK	Deck	120	14.610	1,754

Net Sketched Area:	3,696	Total:	499,032
Size Ad	2168	Gross Are	3696	FinArea	2168
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

026.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc